

048.0

0003

0006.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

Total Card / Total Parcel

1,056,900 / 1,056,900

USE VALUE: 1,056,900 / 1,056,900

ASSESSED: 1,056,900 / 1,056,900


**Patriot**  
 Properties Inc.

## PROPERTY LOCATION

## IN PROCESS APPRAISAL SUMMARY

No	Alt No	Direction/Street/City
18-20		MAYNARD ST, ARLINGTON

OWNERSHIP	Unit #:
Owner 1: KEEFE GAEL	
Owner 2:	
Owner 3:	
Street 1: 20 MAYNARD ST	
Street 2:	
Twn/City: ARLINGTON	
St/Prov: MA	Cntry:
Postal: 02474	Type:

## PREVIOUS OWNER

Owner 1:
Owner 2:
Street 1:
Twn/City:
St/Prov:
Postal:

## NARRATIVE DESCRIPTION

This parcel contains 4,000 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1921, having primarily Vinyl Exterior and 3454 Square Feet, with 2 Units, 3 Baths, 0 3/4 Bath, 0 HalfBath, 12 Rooms, and 6 Bdrrms.

## OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

## PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

## LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		4000		Sq. Ft.	Site		0	80.	1.35	1									432,000						432,000	

Total AC/HA: 0.09183

Total SF/SM: 4000

Parcel LUC: 104 Two Family

Prime NB Desc: ARLINGTON

Total: 432,000

Spl Credit

Total: 432,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - FY2021

apro

2021

APPRAISED:	1,056,900	/	1,056,900
USE VALUE:	1,056,900	/	1,056,900
ASSESSED:	1,056,900	/	1,056,900

User Acct	34055
GIS Ref	
GIS Ref	
Insp Date	11/10/18
14064!	
PRINT	
Date	Time
12/10/20	19:09:07
LAST REV	
Date	Time
04/09/19	15:31:05
apro	
4064	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

## ACTIVITY INFORMATION

Date	Result	By	Name
11/10/2018	MEAS&NOTICE	HS	Hanne S
4/14/2009	Measured	197	PATRIOT
3/22/2000	Inspected	263	PATRIOT
3/3/2000	Measured	197	PATRIOT
11/1/1981			

Sign: VERIFICATION OF VISIT NOT DATA

/ / /

**EXTERIOR INFORMATION**

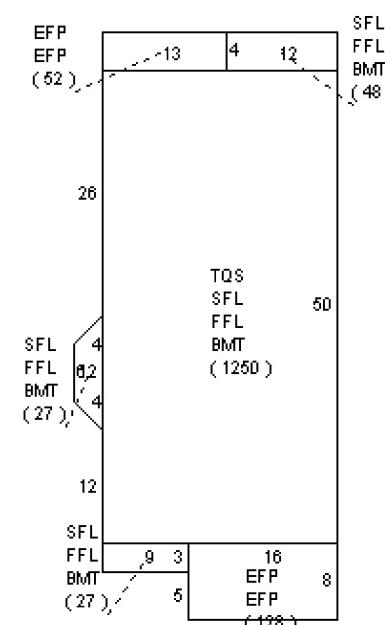
Type:	13 - Multi-Garden
Sty Ht:	2T - 2 & 3/4 Sty
(Liv) Units:	2 Total: 2
Foundation:	2 - Conc. Block
Frame:	1 - Wood
Prime Wall:	4 - Vinyl
Sec Wall:	%
Roof Struct:	1 - Gable
Roof Cover:	1 - Asphalt Shgl
Color:	WHITE
View / Desir:	

**BATH FEATURES**

Full Bath:	2	Rating:	Average
A Bath:	1	Rating:	Fair
3/4 Bath:		Rating:	
A 3QBth:		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

**COMMENTS**

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**SKETCH****RESIDENTIAL GRID**

1st Res Grid	Desc: Line 1	# Units: 2
Level	FY LR DR D K FR RR BR FB HB L O	
Other		
Upper		
Lvl 2		
Lvl 1		
Lower		
Totals	RMS: 12	BRs: 6
	Baths: 2	HB

**OTHER FEATURES**

Kits:	2	Rating:	Average
A Kits:		Rating:	
Fpl:	2	Rating:	Average
WSFlue:		Rating:	

**GENERAL INFORMATION**

Grade:	C - Average
Year Blt:	1921
Eff Yr Blt:	
Alt LUC:	
Alt %:	
Jurisdct:	
Fact:	.
Const Mod:	
Lump Sum Adj:	

**CONDOS INFORMATION**

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

**INTERIOR INFORMATION**

Avg Ht/FL:	STD
Prim Int Wall:	2 - Plaster
Sec Int Wall:	%
Partition:	T - Typical
Prim Floors:	3 - Hardwood
Sec Floors:	%
Bsmnt Flr:	12 - Concrete
Subfloor:	
Bsmnt Gar:	
Electric:	3 - Typical
Insulation:	2 - Typical
Int vs Ext:	S
Heat Fuel:	1 - Oil
Heat Type:	5 - Steam
# Heat Sys:	2
% Heated:	100
% AC:	
Solar HW:	NO
Central Vac:	NO
% Com Wall	% Sprinkled:

**CALC SUMMARY**

Basic \$ / SQ:	170.00
Size Adj.:	0.93834269
Const Adj.:	0.98000199
Adj \$ / SQ:	156.328
Other Features:	134500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	767724
Depreciation:	142797
Depreciated Total:	624928
WtAv\$/SQ:	
AvRate:	
Ind.Val	
Juris. Factor:	
Special Features:	0
Final Total:	624900
Val/Su SzAd	171.61

**COMPARABLE SALES**

Rate	Parcel ID	Typ	Date	Sale Price

**PARCEL ID**

048-0-0003-0006.0

**SKETCH****IMAGE**

AssessPro Patriot Properties, Inc

**MOBILE HOME**

Make:	
Model:	
Serial #:	
Year:	
Color:	

**SPEC FEATURES/YARD ITEMS**

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	10X10	A	AV	1970	0.00	T	39.2	104						

More: N

Total Yard Items:

Total Special Features:

Total: